

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

115 The Grange, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Templestowe

Period - From 01/07/2025

to

30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	34 Matisse Dr TEMPLESTOWE 3106	\$1,160,000	17/07/2026
2	10 Bembooka Ct DONCASTER 3108	\$1,250,000	11/07/2026
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/09/2026 14:23

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending June 2026: \$1,600,000



4 2 2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



34 Matisse Dr TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,160,000

Method: Private Sale

Date: 17/07/2026

Property Type: House

Land Size: 847 sqm approx



10 Bembooka Ct DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 11/07/2026

Property Type: House (Res)

Land Size: 805 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 8841 4888



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